



# Alexander Apartments Newsletter

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## Body Corporate Newsletter, November 2024

### Welcome to New Owners

A warm welcome to our new owners at Alexander Apartments. We look forward to meeting you. Please say 'hello' to our on-site Building Manager, Kyle Zheng (contact 0412 038 786) when you collect your mail from the office and see our website [www.alexanderowners.com.au](http://www.alexanderowners.com.au) for our House Rules and By Laws, and information about levies, renovations and Body Corporate meetings, and other information about Alexander.

As well as the outdoor and indoor swimming pools, spa, sauna and sundecks, owners enjoy use of three BBQs and the tennis court. Owners also have access to bike racks, visitor's car park and a tour desk. There are two general rubbish bins, and one recycle bin in the basement, and on each floor, there is a rubbish chute for small items. Please see Kyle for further information about any of these facilities.

### Pest Control

Each year, Alexander provides a pest control service for owners. The inside of each apartment, and all common areas, are treated for pests such as ants, cockroaches, spiders and silverfish.

On 12 November 2024, each apartment will be treated by Richards Pest Control, commencing from 9.30 am. Treatment will cover skirting board, cornice, crevices to accessible walls, kitchen, waste pipes and drawer runners, bathrooms and ensuite vanities, laundry and balconies, and includes powder treatments behind appliances and back of cupboards.

Please liaise with Kyle regarding the time for your apartment to be treated, and to ensure access at a time suitable to you.

### 'Inaccessible' Window Cleaning

Alexander provides a window cleaning service for those windows which are 'inaccessible' for owners to clean. 'Inaccessible windows' form part of the building façade and cannot be cleaned by owners and are the outside of kitchen windows in 2-bedroom units, and the outside of lobby windows on each floor of the building.

Inaccessible windows will be cleaned in late November 2024 – dates to be advised – and there is no action required by owners or residents. However, please be aware that abseilers may operate outside your kitchen and ensuite windows (for 2-bedroom units) and lobby windows on each floor.

### Body Corporate Levies

Alexander Body Corporate Levies are payable every quarter on:

1 January for the period 1 Jan – 31 Mar	1 April for the period 1 Apr -30 Jun
1 July for the period 1 Jul – 30 Sep	1 October for the period 1 Oct – 31 Dec

You will receive your levy notice from our strata managers, Body Corporate Services, approx. 6 weeks before your levies are due. If you pay before the due date, you will receive 20% discount on your body corporate levies!

Contact: Ms Kadri Poldmets

Body Corporate Services Pty Ltd

e: [bcs\\_goldcoast@bcsm.com.au](mailto:bcs_goldcoast@bcsm.com.au)

w: <https://picagroup.com.au/branches/bcs-southport/>

p: (07) 5509 6666

**CommunityHub Online Services**

CommunityHub is an online portal which gives you access to your strata property information at any time, from anywhere, from your computer or mobile phone. Keep up to date with your property's finances, pay your levies online, read Alexander's minutes and more. You can register for CommunityHub at <https://picagroup.com.au/communityhub-login-guide/> and download an owner's information pack at <https://forowners.com.au/for-owners-and-committee-members-homepage/new-customer-information/#Download>

#### **What Your Levies Pay For:**

Painting inside and outside the buildings  
Building wash down every 12 months  
Washing 'inaccessible' windows  
Pest, termite and ant control  
Pools, spa, sauna, tennis court and BBQs maintenance  
Gardening and landscaping  
Cleaning common areas, floor lobbies, entrance and basement  
Lifts maintenance and repair  
Electricity supply maintenance and back-up systems  
Plumbing and water supply maintenance and back-up systems  
Smoke alarms, fire systems and security CCTV  
and other good things too numerous to mention!

#### **Budget Committee Meeting, 25 October 2024**

The Budget for 2024-2025 was approved at the meeting and there will be no increase in the body corporate levies from October 2024 to September 2025.

The following motions were also approved:

Splash Pools will treat water in the pools and spa on a weekly basis  
Swimart will install two new handrails into the outdoor pool, and install new pool signage

Major expenditure for the past year included painting of the buildings – our building is now wearing a bright "Alexander blue" façade – sauna refurbishment, waste pipe relining, electricity and insurances.

#### **Thanks**

Thanks to Andrew Hogarth, Committee Member, who checks our rooftop water pump each week  
Thanks Glenda Crew, ex owner and Committee member, for our informative website  
Thanks Kyle, building manager, for your day-to-day courtesies and helpfulness  
Thanks to the Body Corporate – Andrew Hogarth, Dawn Higgins and Frits Vandenbroek and particularly to Chair, Bob Dunks, for their untiring work for Alexander and its owners

Just a reminder that if you have any concerns or questions, please contact Kadri at Body Corporate Services. For details, just go to [www.alexanderowners.com.au/bcs](http://www.alexanderowners.com.au/bcs).

#### **Kind regards**

#### **Alexander Apartments Body Corporate Committee**

**Chairperson:** Bob Dunks

**Treasurer:** Bob Dunks

**Secretary:** Frits Vandenbroek

**Committee Members:** Andrew Hogarth, Dawn Higgins